



Springfield Planning Board

Regular Meeting

~ Minutes ~

Springfield, MA 01106
<http://www.springfieldcityhall.com>

Alvin Allen
(413) 787-6020

Wednesday, June 2, 2021

5:30 PM

Virtual Meeting (Zoom)

I. Call to Order

5:30 PM Meeting called to order on June 2, 2021 at Virtual Meeting (Zoom) , Virtual Meeting, N/A, NA.

Attendee Name	Title	Status	Arrived
Jennifer McQuade		Present	
Gloria DeFillippo		Present	
Leo Florian		Present	
Rico Daniele		Present	
Rosemary Morin		Present	
Chelsea Choi		Absent	
Martin Cunningham		Present	
Luca Mineo		Present	

II. Acceptance of Minutes

III. Public Hearings: (Continued)

A. Preliminary Subdivision

1. Petition (ID # 6126)

Preliminary Layout of a Private Street or Way Designated As: Tinkham Woods (33 Proposed Lots)

Said plan being entitled: **Preliminary Subdivision Plan - Tinkham Woods**

Owner: Bretta Construction, LLC

Engineer: Gary P Weiner

Scale: 1" = 50'

Date: March 12, 2021

HISTORY:

04/21/21 Planning Board CONTINUE VOTE
Next: 05/05/21

05/05/21 Planning Board CONTINUE VOTE
Next: 05/19/21

05/19/21 Planning Board CONTINUE VOTE
Next: 06/02/21

COMMENTS - Current Meeting:

Modifications:

. Preliminary approval shall be conditional on any and all approvals required from the Springfield

Conservation Commission.

- . Preliminary approval shall be conditional on any and all approvals required from the Department of Public Works and the Springfield Water & Sewer Commission.
- . No work shall be started on this development until definitive approval has been granted by the Planning Board and the developer has a fully executed Performance Agreement, with the required securities.
- . The house located at 289 Tinkham Road shall not be demolished until the demolition delay has expired or approval is received by the Springfield Historical Commission.

RESULT:	APPROVED [7 TO 0]
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo
ABSENT:	Chelsea Choi

B. Zone Change:

1. Zoning Ordinance (ID # 6178)

1259 East Columbus Avenue

PETITIONER: Colvest/Columbus Springfield, LLC

ADDRESS: 1259 East Columbus Avenue

CHANGE REQUESTED: Bus C to Bus B

HISTORY:

05/19/21 Planning Board MOTION TO CONTINUE
Next: 06/02/21

ATTACHMENTS:

- E_Columbus_Ave_1259_Formal_Zone_Change_#3220 (PDF)

RESULT:	APPROVED [7 TO 0]	Next: 6/28/2021 7:00 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

IV. Public Hearings: (New)

A. Zone Change

1. Zoning Ordinance (ID # 6224)

To Change the Zoning of the Properties Known as 1021 Boston Road (01655-0570), SS Boston Road (01655-0578), ES Wollaston Street (12440-0120 & 0115) and 20 Shumway Street (01850-0010) from Residence a and Business a to Business B.

PETITIONER: Mark F & Bonnie, Trustees

ADDRESS: 1021 Boston Road. et.al.

CHANGE REQUESTED:**Res A & Bus A to Bus B****ATTACHMENTS:**

- 3221_1021_Boston_Rd_Formal (PDF)

RESULT:	MOTION TO CONTINUE [7 TO 0]	Next: 6/16/2021 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

B. Preliminary Subdivision**1. Petition (ID # 6181)**

Preliminary Subdivision Plan - Elaine Circle Extension

Said plan being entitled: **Preliminary Subdivision Plan - Elaine Circle Extension**

Owner: Graham Construction, Inc.

Engineer: R. Levesque Associates, Inc.

Scale: **1" = 40'**

Date: April 15, 2021

RESULT:	CONTINUE VOTE [7 TO 0]	Next: 6/16/2021 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

V. Non-Subdivision Plans**VI. All Other Matters Properly Before the Board**

Vote to release the Letter of Credit